

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Paul	Surname:	Rummer				
Company name:	Bristol Old Vic Theatre School								
Street address:	2 Downside Road			Country Code:		National Number:		Extension Number:	
				Telephone number:					
				Mobile number:					
Town/City:	Bristol			Fax number:					
County:				Email address:					
Country:									
Postcode:	BS8 2XF								
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes		<input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Darbyshire				
Company name:	Tuffin Ferraby Taylor								
Street address:	16 Queen Square			Country Code:		National Number:		Extension Number:	
				Telephone number:		01179349900			
				Mobile number:		07918690515			
Town/City:	Bristol			Fax number:					
County:	Bristol, City of			Email address:					
Country:									
Postcode:	BS1 4NT			jdarbyshire@tftconsultants.com					

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Removal of existing defective roof coverings and gutter linings. Renew roof covering with a breathable membrane, battens and artificial slates. In addition provide insulation below the new roof covering. re-line the parapet gutters in lead.
Lift and re-bed coping stones to perimeter parapet wall. Hack off existing cementitious render to the rear face of the parapet wall and renew with a lime based render.

Has the work already started without planning permission?
 Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text" value="38"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Christchurch Studios"/>		
Street address:	<input type="text" value="Portland Street"/>		
	<input type="text" value="Clifton"/>		
Town/City:	<input type="text" value="Bristol"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BS8 4JB"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="356842"/>
Northing:	<input type="text" value="173146"/>

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Kinglsey"/>	Surname:	<input type="text" value="Fulbrook"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text" value="24/07/2012"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

A telephone conversation was made to Mr Fulbrook to discuss the proposals for the roof works and requirement for Listed Building Consent. This was followed up by an email to Mr Fulbrook on 24/07/2012 containing details of proposed works and materials (as detailed in this application), photographs for reference and manufacturers information of proposed insulation material. A response was received also 24/07/2012 confirming the proposals were provisionally acceptable provided a formal application was made and subject to confirmation of proposed finishes/detailing.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

The owner of the next door premises (10 Gloucester Street) has been consulted, following problems of water ingress, and is aware of the proposals. The owners of 11 Gloucester street will be notified.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Solid, load bearing masonry walls, finished externally with stone. A parapet wall extends around the perimeter of the roof with a cementitious render applied to the internal face and stone coping.

Description of *proposed* materials and finishes:

The existing stone copings are to be lifted and re-bedded on a bitumen polymer dpc, using a 1:0.5:4.5 cement/lime/sand mix. The poor quality and cracked cementitious render will be carefully hacked off and renewed with a two coat lime based render (base coat 2:5 mix and finishing coat 1:3 ratio lime to sharp sand). New lead flashing upstands and cover flashings to be dressed up the inner face of the parapet by approximately 150mm. No further work will be undertaken to the external walls.

9. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

Traditional cut roof of oak trusses and purlins, oak rafters, felt, softwood battens and artificial slate covering of varying specification. Incorporated into the roof are two dormers, housing ventilation equipment, two roof lights and a timber access hatch.

Description of *proposed* materials and finishes:

Existing roof covering to be stripped. A Triso-Super 10+ multilayer insulation will be staple fixed over the top of the existing rafters and counter battened with softwood 25mm x 38mm battens. The felt replaced with high performance breathable membrane, new softwood battens and new Marley Eternit Rivendale fibre cement slates to best match existing. Existing concrete ridge and hip tiles to be renewed in fibre cement to match. Existing roof lights and hatch to be reinstated. All as detailed in the appended drawings.

Chimney - add description

Description of *existing* materials and finishes:

Brick chimney to south west corner of roof.

Description of *proposed* materials and finishes:

No works proposed to chimney other than replacement lead flashings. To be code 5 lead and installed strictly in accordance with Lead Sheet Association guidelines.

Windows - add description

Description of *existing* materials and finishes:

Painted timber sash windows or varying sizes.

Description of *proposed* materials and finishes:

No works proposed to the windows

External doors - add description

Description of *existing* materials and finishes:

Painted timber doors of varying sizes.

Description of *proposed* materials and finishes:

No works proposed to the existing doors.

Ceilings - add description

Description of *existing* materials and finishes:

Part original painted lath and plaster ceilings and part plasterboard, both fitted directly below the roof structure.

Description of *proposed* materials and finishes:

No work proposed to the existing ceilings. These will be carefully retained. Water damaged areas to be repaired on a like for like basis.

Internal walls - add description

Description of *existing* materials and finishes:

A combination of painted plastered solid masonry walls and timber stud partitioning.

Description of *proposed* materials and finishes:

No works proposed to internal walls.

Floors - add description

Description of *existing* materials and finishes:

Solid ground floor with suspended timber upper floors with a combination of carpet or timber board finish.

Description of *proposed* materials and finishes:

No works proposed to existing floors.

Internal doors - add description

Description of *existing* materials and finishes:

Various types of painted timber panel door.

Description of *proposed* materials and finishes:

No works proposed to existing internal doors.

Rainwater goods - add description

Description of *existing* materials and finishes:

Zinc lined parapet gutters, draining to part cast iron and part plastic hoppers and external downpipes. Cast iron downpipes are finished in black gloss paint. Zinc linings supported on 9"x1" timber valley boards.

Description of *proposed* materials and finishes:

Replacement of the existing zinc parapet gutter linings with new (minimum) code 7 lead laid to equivalent design configuration as existing. This will be installed strictly in accordance with Lead Sheet Association guidance.

2no. outlets to the northern end of the gutters and 1no. to the south west corner are to be enlarged to approximately twice the current size to improve flow rates. All outlets to be lined with lead.

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. Materials (continued)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

TFT 23001 - 01: Layout/Location plan.
TFT 23001 - 02: Existing/Proposed roof plans
TFT 23001 - 03: Existing section through roof
TFT 23001 - 04: Proposed section through roof

10. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

11. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

TFT 23001 - 01: Layout/Location plan
TFT 23001 - 02: Existing/Proposed roof plans
TFT 23001 - 03: Existing section through roof
TFT 23001 - 04: Proposed section through roof

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

03/09/2012